

152.0

0009

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

864,100 / 864,100

USE VALUE:

864,100 / 864,100

ASSESSED:

864,100 / 864,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PERKINS ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	HOWARD JOHN H & LORIA	
Owner 2:		
Owner 3:		

Street 1: 11 PERKINS STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,238 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1937, having primarily Aluminum Exterior and 1965 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8238		Sq. Ft.	Site		0	80.	0.81	9									533,710						533,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		8238.000	329,800	600	533,700	864,100				
Total Card		0.189	329,800	600	533,700	864,100	Entered Lot Size			
Total Parcel		0.189	329,800	600	533,700	864,100	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	329,800	600	8,238.	533,700	864,100	864,100
2019	101	FV	249,400	600	8,238.	500,400	750,400	750,400
2018	101	FV	259,100	600	8,238.	413,600	673,300	673,300
2017	101	FV	259,100	600	8,238.	380,300	640,000	640,000
2016	101	FV	259,100	600	8,238.	346,900	606,600	606,600
2015	101	FV	248,700	600	8,238.	340,200	589,500	589,500
2014	101	FV	248,700	600	8,238.	316,200	565,500	565,500
2013	101	FV	248,700	600	8,238.	300,900	550,200	550,200

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21243-287		6/1/1991		232,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/1994	268		2,000	C				REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
5/22/2018	Inspected	CC	Chris C
4/27/2018	MEAS&NOTICE	CC	Chris C
10/28/2008	Meas/Inspect	355	PATRIOT
1/6/2000	Inspected	276	PATRIOT
11/30/1999	Measured	268	PATRIOT
7/19/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 05 - Garrison	1	Rating: Average		A Bath:	Rating:	OF=SINK IN BMT.													
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:														
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:														
Foundation: 1 - Concrete				1/2 Bath: 1	Rating: Average														
Frame: 1 - Wood				A HBth:	Rating:														
Prime Wall: 3 - Aluminum				OthrFix: 1	Rating: Fair														
Sec Wall: 8 - Brick Veneer	20%			OTHER FEATURES															
Roof Struct: 1 - Gable				Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1													
Roof Cover: 1 - Asphalt Shgl				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Color: WHITE				Frl:	2	Other													
View / Desir:				WSFlue:	Rating:	Upper													
GENERAL INFORMATION						Lvl 2													
Grade: C+ - Average (+)						Lvl 1													
Year Blt: 1937	Eff Yr Blt:					Lower													
Alt LUC:	Alt %:					Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1									
Jurisdict:	Fact: .					CONDO INFORMATION				REMODELING				RES BREAKDOWN					
Const Mod:						Location:													
Lump Sum Adj:						Total Units:													
INTERIOR INFORMATION						Floor:													
Avg Ht/FL: STD						% Own:													
Prim Int Wall: 2 - Plaster						Name:													
Sec Int Wall:	%					DEPRECIATION				Exterior:	No Unit	RMS	BRS	FL					
Partition: T - Typical						Phys Cond: AV - Average	31.	%		Interior:	1	7	3	M					
Prim Floors: 3 - Hardwood						Functional:				Additions:									
Sec Floors:	%					Economic:				Kitchen:									
Bsmnt Flr: 12 - Concrete						Special:				Baths:									
Subfloor:						Override:				Plumbing:									
Bsmnt Gar: 1						Total:	31	%		Electric:									
Electric: 3 - Typical										Heating:									
Insulation: 2 - Typical										General:									
Int vs Ext: S										Totals	1	7	3						
Heat Fuel: 2 - Gas																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100		% AC:																	
Solar HW: NO		Central Vac:	NO																
% Com Wall		% Sprinkled:																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 152.0-0009-0005.0																IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	
19	Patio	D	Y	1	18X9	A	AV	1996	4.56	T	18.4	101			600			600	
2	Frame Shed	D	Y	1	8X10	A	AV	1996	0.00	T	18.4	101							
More: N				Total Yard Items:				600	Total Special Features:							Total:	600		
AssessPro Patriot Properties, Inc																			